181.0	0005	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,261,500 / 1,261,500
					USE VALUE: 1,261,500 / 1,261,500
					ASSESSED: 1,261,500 / 1,261,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TASHJIAN JUANA D & GARY P/ TRS
Owner 2:	JUANA D TASHJIAN FAMILY TRUST
Owner 3:	
Street 1:	17 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TASHJIAN JUANA D -
Owner 2:	-
Street 1:	17 HOMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,349 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Copm. Clap Exterior and 4037 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7349.000	813,200		448,300	1,261,500
Total Card	0.169	813,200		448,300	1,261,500
Total Parcel	0.169	813,200		448,300	1,261,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.52 | /Parcel: 312.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122655
GIS Ref	
GIS Ref	
Insp Date	07/18/18

!14195!

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	813,000	0	7,349.	448,300	1,261,300	1,261,300	Year End Roll	12/18/2019
2019	101	FV	627,100	0	7,349.	448,300	1,075,400	1,075,400	Year End Roll	1/3/2019
2018	101	FV	627,100	0	7,349.	377,900	1,005,000	1,005,000	Year End Roll	12/20/2017
2017	101	FV	627,100	0	7,349.	345,900	973,000	973,000	Year End Roll	1/3/2017
2016	101	FV	627,100	0	7,349.	294,600	921,700	921,700	Year End	1/4/2016
2015	101	FV	613,700	0	7,349.	256,200	869,900	869,900	Year End Roll	12/11/2014
2014	101	FV	613,700	0	7,349.	237,000	850,700	850,700	Year End Roll	12/16/2013
2013	101	FV	613,700	0	7,349.	225,400	839,100	839,100		12/13/2012

PRINT

Date	Time
12/11/20	04:03:57

LAST REV

Date	Time
03/20/19	10:44:38
mmcmakin	
14195	

USER DEFINED

Prior Id # 1:	122655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASHJIAN JUANA	72242-506	1	2/19/2019	Convenience	10	No	No		
TASHJIAN GARY/J	72242-503	1	2/19/2019	Convenience	10	No	No		
CABRAL WM & ELI	46402-573		11/1/2005		425,000	No	No		
	12276-141		8/28/1972		36,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2017	1137	Heat App	10,000	C				
7/12/2006	573	New Buil	310,000	C		G9	GR FY09	NEW SF HOME
5/31/2006	419	Foundati	25,000			G7	GR FY07	
5/11/2006	363	Demoliti	5,000					DEMO EXISTG HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Measured	345	PATRIOT
7/7/2008	Inspected	BR	B Rossignol
12/23/1999	Meas/Inspect	263	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7349		Sq. Ft.	Site		0	70.	0.87	7									448,331						448,300	

Total AC/HA: 0.16871 | Total SF/SM: 7349 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 448,331 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00000000
Const Adj.:	1.00959599
Adj $ / SQ:	126.200
Other Features:	115415
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	823090
Depreciation:	9877
Depreciated Total:	813212

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

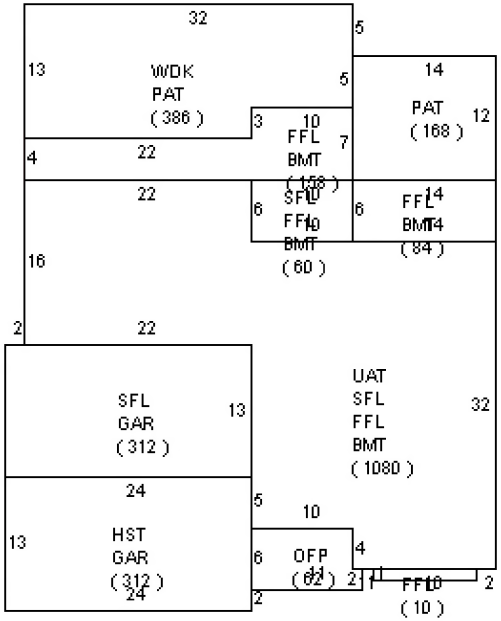
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,452	126.200	183,242
FFL	First Floor	1,392	126.200	175,670
BMT	Basement	1,382	66.250	91,564
GAR	Garage	624	19.190	11,974
PAT	Patio	554	2.950	1,637
WDK	Deck	386	8.670	3,348
UAT	Upper Attic	270	50.480	13,630
HST	Half Story	156	126.200	19,687
	Net Sketched Area:	6,278	Total:	503,451
Size Ad	3000	Gross Are	7244	FinArea 4037

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	H	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.85
Special Features:	0	Val/Su Net:	129.53
Final Total:	813200	Val/Su SzAd	271.07

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	